

047.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

847,700 / 847,700

USE VALUE:

847,700 / 847,700

ASSESSED:

847,700 / 847,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		WEBROW RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	AVONOGlio DAVID/DEBORAH A
Owner 2:	
Owner 3:	

Street 1: 44 WEBROW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SCIALLA ROBERT E -

Owner 2: BROWN KEITH -

Street 1: 44 WEBROW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,394 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1510 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 15 - Old Style	1	Rating: Good																																																																																																					
Sty Ht: 1T - 1 & 3/4 Sty				A Bath:		Rating:																																																																																																	
(Liv) Units: 1	Total: 1			3/4 Bath:		Rating:																																																																																																	
Foundation: 2 - Conc. Block				A 3QBth:		Rating:																																																																																																	
Frame: 1 - Wood				1/2 Bath: 1		Rating: Good																																																																																																	
Prime Wall: 1 - Wood Shingle				A HBth:		Rating:																																																																																																	
Sec Wall: 2 - Clapboard	50%			OthrFix:		Rating:																																																																																																	
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																																																																																															
Roof Cover: 1 - Asphalt Shgl				Kits: 1		Rating: Good		1st Res Grid	Desc: Line 1	# Units: 1																																																																																													
Color: GRAY/TAN				A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O																																																																																														
View / Desir:				Fpl:		Rating:		Other																																																																																															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper																																																																																															
Grade: C+ - Average (+)				Lvl 2				Lvl 1																																																																																															
Year Blt: 1926	Eff Yr Blt:			Lvl 1				Lower																																																																																															
Alt LUC:	Alt %:			Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1																																																																																															
Jurisdct: G4	Fact: .			<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																											
Const Mod:				Location:																																																																																																			
Lump Sum Adj:				Total Units:																																																																																																			
<b>INTERIOR INFORMATION</b>				Floor:																																																																																																			
Avg Ht/FL: STD				% Own:																																																																																																			
Prim Int Wall: 2 - Plaster				Name:																																																																																																			
Sec Int Wall:	%			<b>DEPRECIATION</b>				Exterior:	No Unit	RMS	BRS	FL																																																																																											
Partition: T - Typical				Phys Cond: GD - Good	18.	%		Interior:	1	6	3																																																																																												
Prim Floors: 3 - Hardwood				Functional:		%		Additions:																																																																																															
Sec Floors:	%			Economic:		%		Kitchen:																																																																																															
Bsmnt Flr: 12 - Concrete				Special:		%		Baths: 1999																																																																																															
Subfloor:				Override:		%		Plumbing:																																																																																															
Bsmnt Gar:				Total:	18.6	%		Electric:																																																																																															
Electric: 3 - Typical				<b>CALC SUMMARY</b>				Heating:																																																																																															
Insulation: 2 - Typical				Basic \$ / SQ: 130.00				General:																																																																																															
Int vs Ext: S				Size Adj.: 1.34536421				Totals	1	6	3																																																																																												
Heat Fuel: 1 - Oil				Const Adj.: 0.98990101																																																																																																			
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 173.131																																																																																																			
# Heat Sys: 1				Other Features: 75500																																																																																																			
% Heated: 100		% AC:		Grade Factor: 1.10																																																																																																			
Solar HW: NO		Central Vac: NO		NBHD Inf: 1.00000000																																																																																																			
% Com Wall		% Sprinkled:		NBHD Mod:																																																																																																			
				LUC Factor: 1.00																																																																																																			
				Adj Total: 432974																																																																																																			
				Depreciation: 80533																																																																																																			
				Depreciated Total: 352441																																																																																																			
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																															
Make:		Model:		Serial #:																																																																																																			
<b>SPEC FEATURES/YARD ITEMS</b>				Year:																																																																																																			
<b>PARCEL ID</b> 047.0-0001-0004.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
3	Garage	D	Y	1	19X21	A	AV	1926	21.27	T	40	101			5,100		5,100																																																																																						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700		700																																																																																						
More: N	Total Yard Items:	5,800	Total Special Features:		Total:	5,800																																																																																																	
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